HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: June 2026

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 12:55 pm.
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June 2026 in full

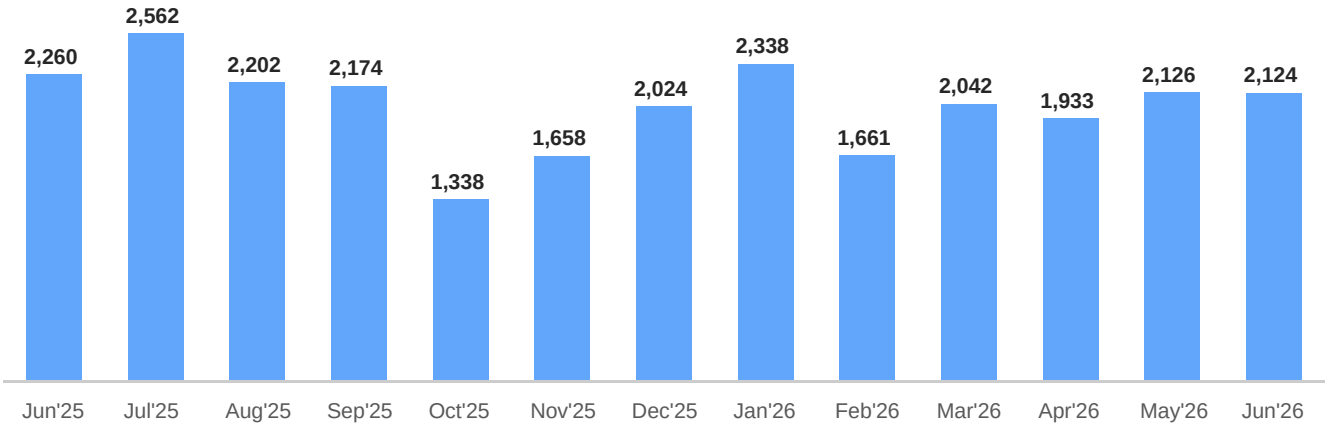
Flats sold: 2,124 Median price: $625,000 Median $psf: $605
Million-dollar flats: 188 (8.9%) Highest price: $1,650,000 (Queenstown)

Against the month before: sales -0.1%, median price -0.8%. Against a year ago: sales -6.0%, median price -1.2%.

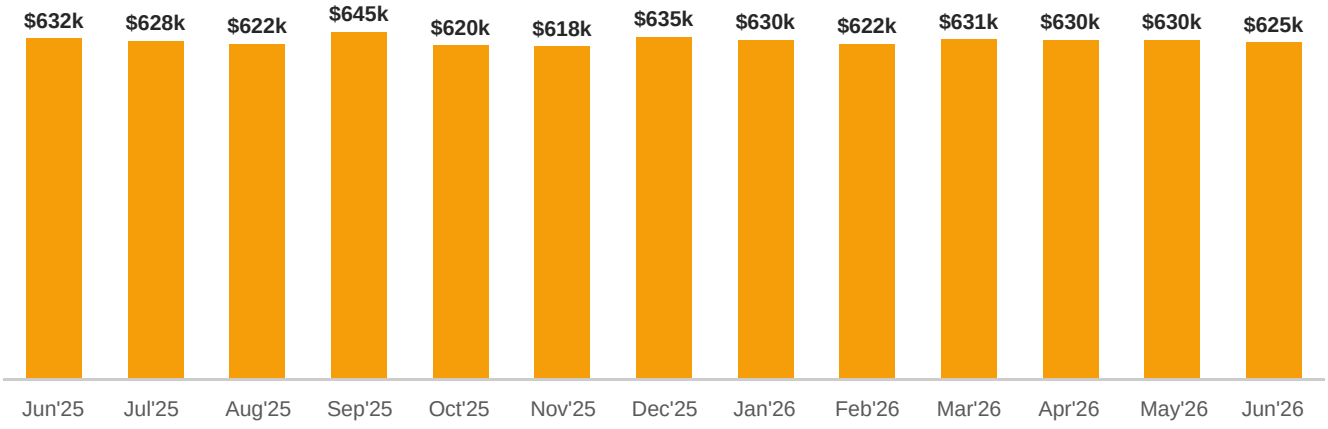
At a glance

- 2,124 HDB resale flats changed hands in June 2026, about the same as the month before (2,126).
- Half of all flats sold for $625,000 or less (the median price), down 0.8% from the month before.
- A typical 4-room flat sold for $620,944 (914 sales), or about $616 per square foot.
- 188 flats sold for $1 million or more (8.9% of all sales), most of them in Bukit Merah, Toa Payoh, Queenstown.
- The highest price was $1,650,000 for a 5-room flat at Blk 93 Dawson Rd, Queenstown.
- For a 4-room flat, the most affordable town was Jurong West (median $527,500) and the dearest was Queenstown (median $1,092,500).
- The busiest town was Tampines with 171 sales.

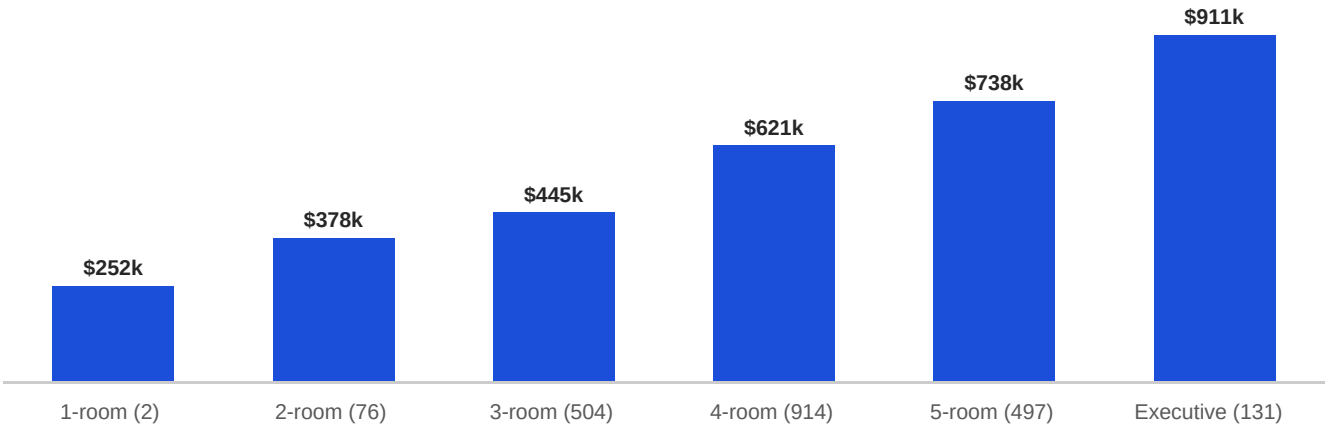
Flats sold each month, last 13 months



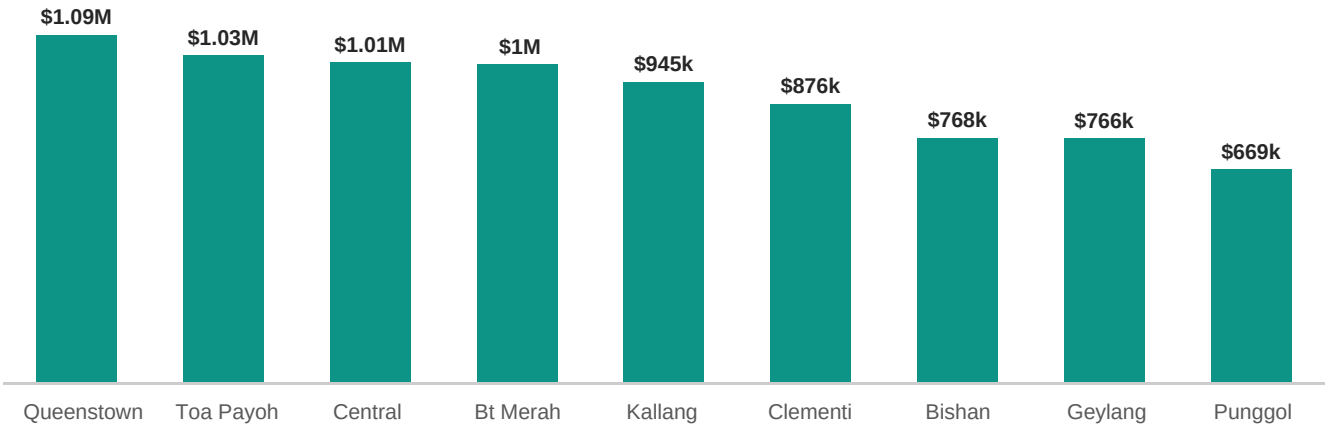
Median price each month, last 13 months



Median price by flat type (number sold), June 2026



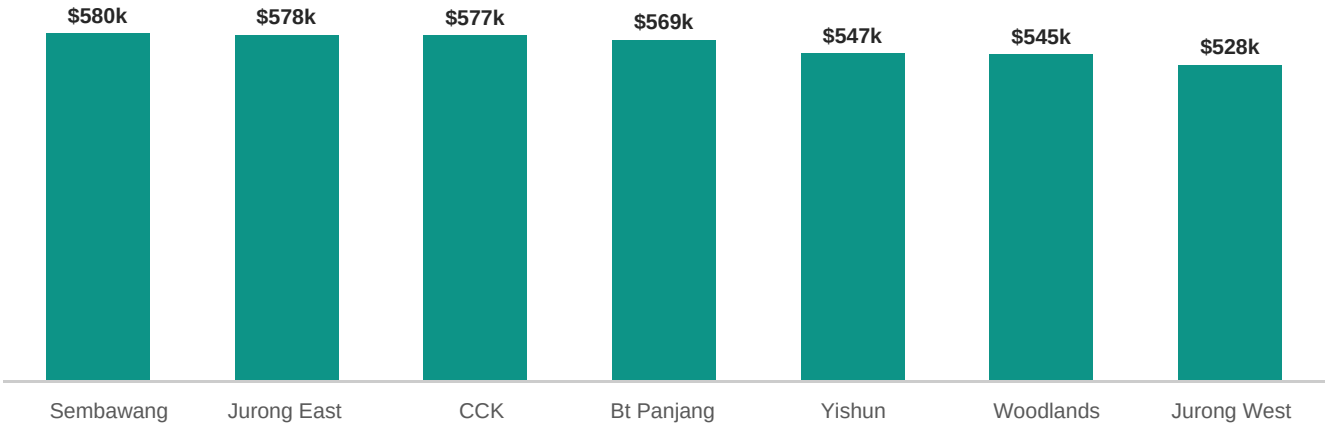
Median 4-room price by town, dearest first



Median 4-room price by town, dearest first (continued)



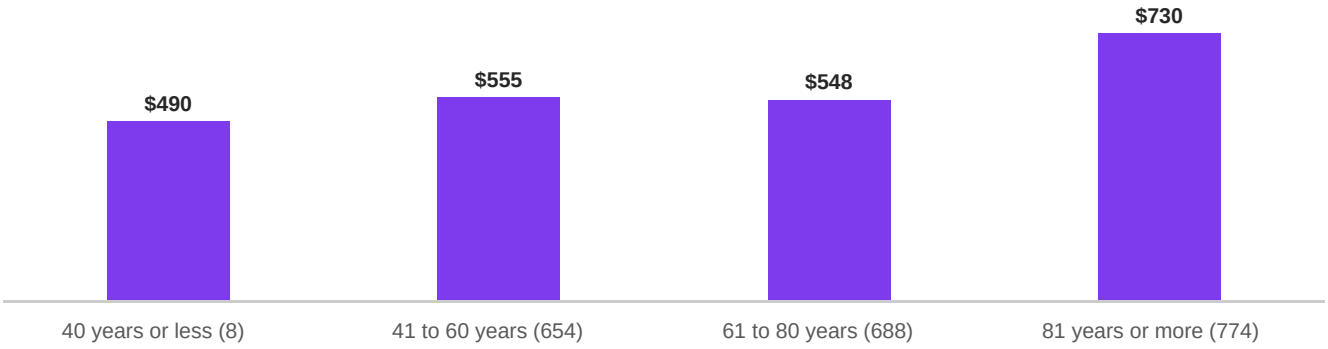
Median 4-room price by town, dearest first (continued)



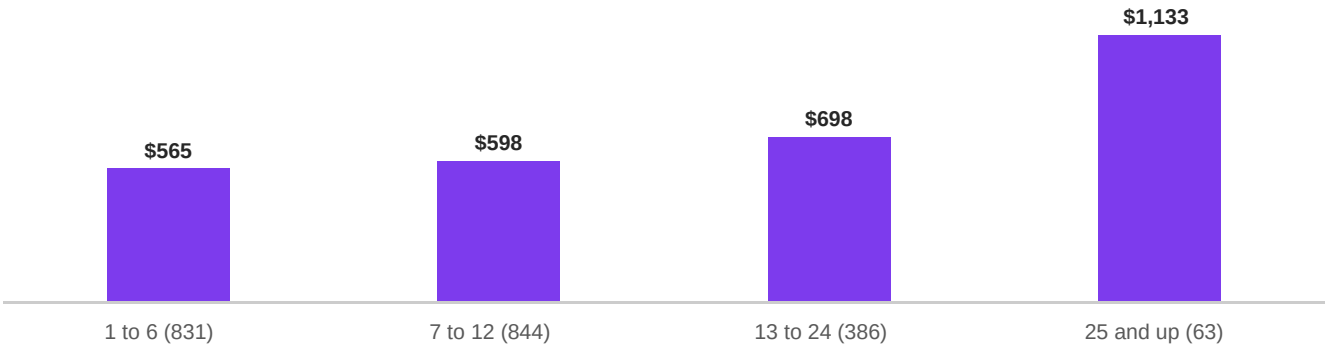
Town by town, June 2026

Ang Mo Kio: 84 sold - median $485,000 - 4-room median $601,000 - $559 psf - 10 at $1M+
Bedok: 99 sold - median $530,000 - 4-room median $585,000 - $612 psf - 9 at $1M+
Bishan: 39 sold - median $828,000 - 4-room median $768,444 - $743 psf - 9 at $1M+
Bukit Batok: 119 sold - median $600,000 - 4-room median $618,000 - $604 psf - 1 at $1M+
Bukit Merah: 82 sold - median $862,500 - 4-room median $1,000,000 - $886 psf - 28 at $1M+
Bukit Panjang: 55 sold - median $600,000 - 4-room median $568,888 - $574 psf - 2 at $1M+
Bukit Timah: 9 sold - median $1,040,000 - 4-room median n/a - $786 psf - 5 at $1M+
Central Area: 14 sold - median $795,000 - 4-room median $1,005,000 - $901 psf - 6 at $1M+
Choa Chu Kang: 94 sold - median $593,500 - 4-room median $577,000 - $539 psf
Clementi: 42 sold - median $761,500 - 4-room median $875,500 - $662 psf - 11 at $1M+
Geylang: 47 sold - median $525,000 - 4-room median $766,444 - $600 psf - 7 at $1M+
Hougang: 111 sold - median $600,000 - 4-room median $605,444 - $595 psf - 5 at $1M+
Jurong East: 31 sold - median $550,000 - 4-room median $577,500 - $555 psf - 1 at $1M+
Jurong West: 113 sold - median $563,000 - 4-room median $527,500 - $512 psf
Kallang/Whampoa: 71 sold - median $762,000 - 4-room median $945,000 - $759 psf - 20 at $1M+
Marine Parade: 7 sold - median $568,000 - 4-room median $639,000 - $691 psf
Pasir Ris: 74 sold - median $711,250 - 4-room median $628,000 - $561 psf - 2 at $1M+
Punggol: 152 sold - median $660,000 - 4-room median $669,000 - $694 psf - 3 at $1M+
Queenstown: 63 sold - median $870,000 - 4-room median $1,092,500 - $1,075 psf - 23 at $1M+
Sembawang: 60 sold - median $580,000 - 4-room median $580,000 - $591 psf
Sengkang: 167 sold - median $650,000 - 4-room median $625,000 - $621 psf - 2 at $1M+
Serangoon: 36 sold - median $624,000 - 4-room median $638,000 - $624 psf - 3 at $1M+
Tampines: 171 sold - median $700,000 - 4-room median $650,000 - $611 psf - 10 at $1M+
Toa Payoh: 78 sold - median $890,444 - 4-room median $1,029,000 - $940 psf - 28 at $1M+
Woodlands: 162 sold - median $600,833 - 4-room median $545,000 - $523 psf - 2 at $1M+
Yishun: 144 sold - median $530,000 - 4-room median $546,500 - $569 psf - 1 at $1M+

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, June 2026

$1,650,000 Blk 93 Dawson Rd, Queenstown
5-room - storey 04 to 06 - 1,313 sqft - $1,256 psf - 88 yrs lease left

$1,580,000 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $1,288 psf - 85 yrs lease left

$1,555,000 Blk 1F Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $1,350 psf - 83 yrs lease left

$1,550,000 Blk 79 Dawson Rd, Queenstown
5-room - storey 25 to 27 - 1,152 sqft - $1,346 psf - 93 yrs lease left

$1,540,000 Blk 1D Cantonment Rd, Central Area
5-room - storey 10 to 12 - 1,152 sqft - $1,337 psf - 83 yrs lease left

$1,520,000 Blk 440C Clementi Ave 3, Clementi
5-room - storey 34 to 36 - 1,206 sqft - $1,261 psf - 91 yrs lease left

$1,508,888 Blk 3 Toh Yi Dr, Bukit Timah
Executive - storey 10 to 12 - 1,615 sqft - $935 psf - 61 yrs lease left

$1,500,000 Blk 1A Cantonment Rd, Central Area
4-room - storey 46 to 48 - 1,044 sqft - $1,437 psf - 83 yrs lease left

$1,480,000 Blk 1A Cantonment Rd, Central Area
5-room - storey 19 to 21 - 1,152 sqft - $1,285 psf - 83 yrs lease left

$1,468,000 Blk 1D Cantonment Rd, Central Area
4-room - storey 28 to 30 - 1,023 sqft - $1,436 psf - 83 yrs lease left

The 5 most affordable 4-room flats, June 2026

$408,000 Blk 8 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 947 sqft - $431 psf - 48 yrs lease left

$410,000 Blk 5 Marsiling Dr, Woodlands

4-room - storey 16 to 18 - 969 sqft - $423 psf - 47 yrs lease left

$413,000 Blk 15 Hougang Ave 3, Hougang

4-room - storey 13 to 15 - 883 sqft - $468 psf - 48 yrs lease left

$418,000 Blk 51 New Upp Changi Rd, Bedok

4-room - storey 07 to 09 - 904 sqft - $462 psf - 50 yrs lease left

$420,000 Blk 25 Marsiling Dr, Woodlands

4-room - storey 01 to 03 - 980 sqft - $429 psf - 50 yrs lease left

The 10 busiest streets, June 2026

Bt Batok West Ave 8, Bukit Batok: 27 sales
Yishun Ring Rd, Yishun: 27 sales
Dawson Rd, Queenstown: 26 sales
Ang Mo Kio Ave 10, Ang Mo Kio: 24 sales
Northshore Dr, Punggol: 24 sales
Punggol Dr, Punggol: 23 sales
Punggol Ctrl, Punggol: 22 sales
Bedok Reservoir Rd, Bedok: 21 sales
Choa Chu Kang Ave 5, Choa Chu Kang: 19 sales
Bt Batok West Ave 9, Bukit Batok: 18 sales

About this report

Source: HDB resale flat prices from data.gov.sg (Singapore Open Data Licence). HDB records the month a resale was registered, not the day; the daily and weekly reports list transactions on the day they were first published. Prices are before grants. The median is the middle price: half sold for more, half for less. $psf is the price divided by the floor area. Figures can change as HDB adds or corrects records. This report is information, not financial advice. You are welcome to share it.

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